



Full Size or Largest Size Plans

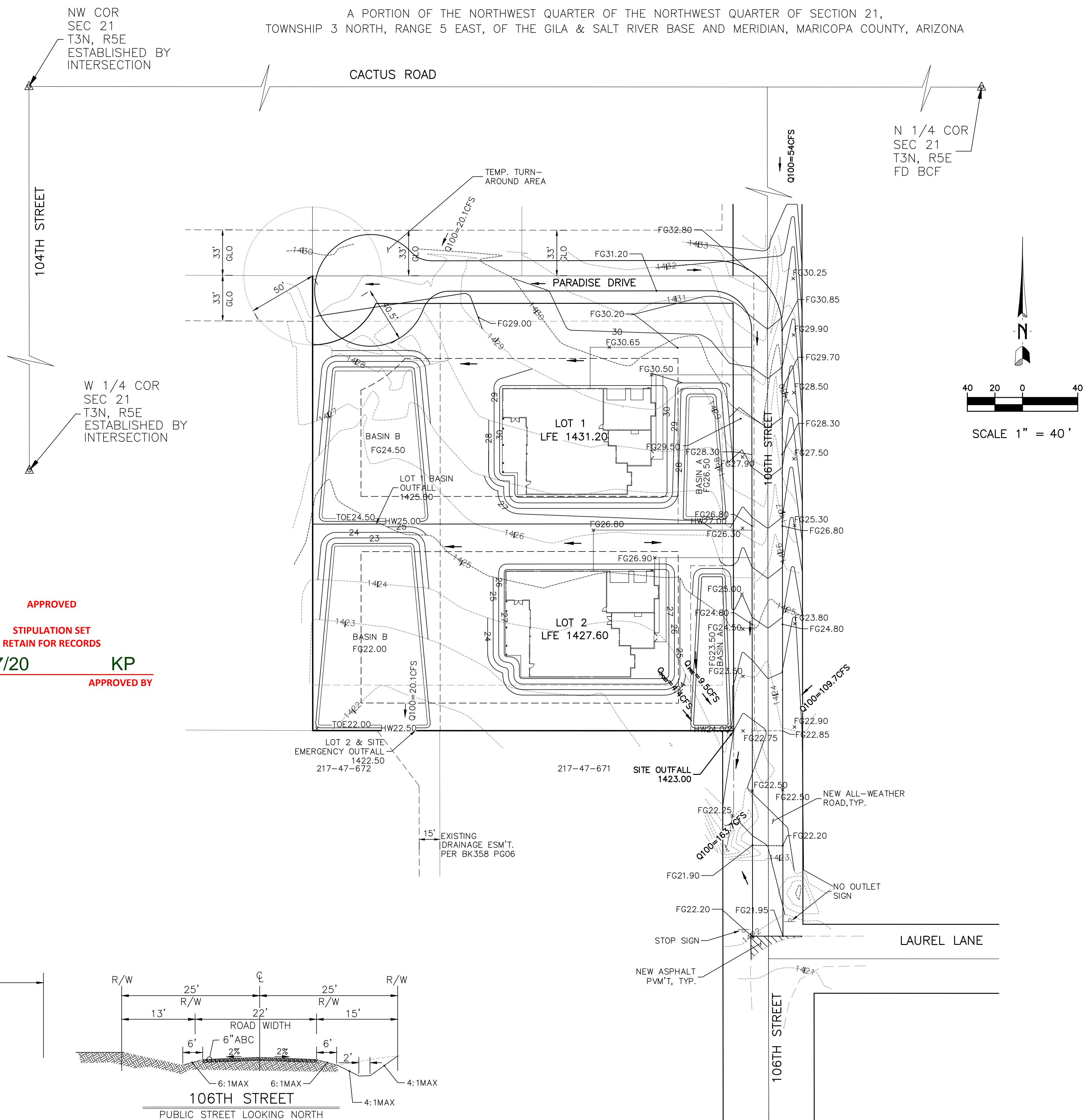
Site Plan

Landscape Plan

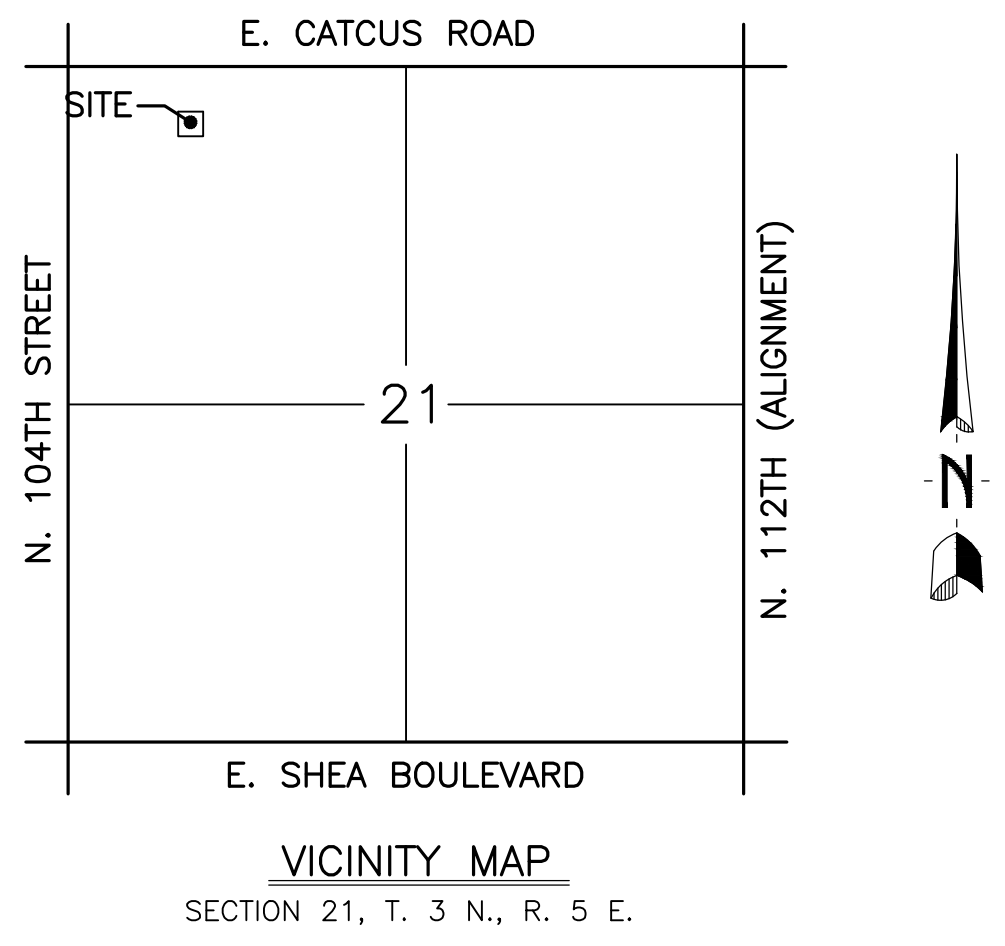
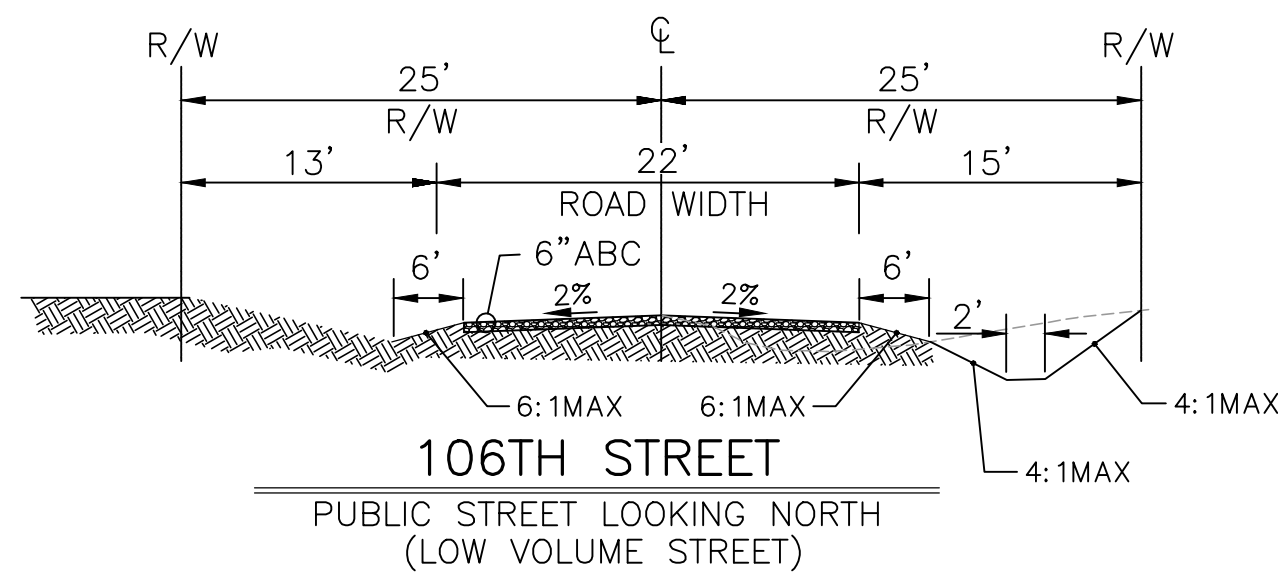
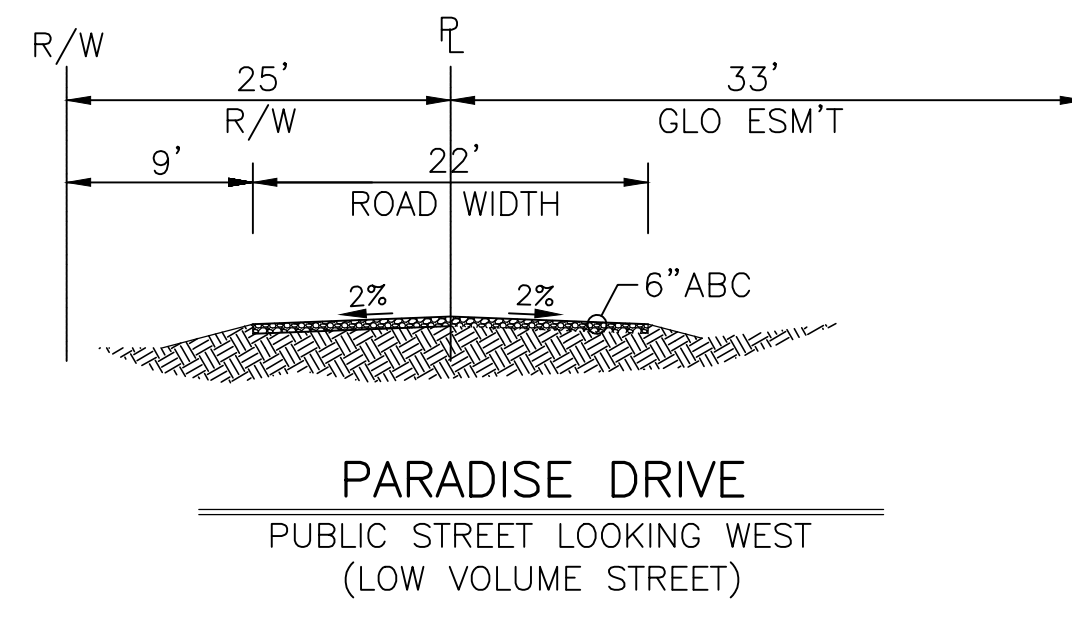
Elevations

PRELIMINARY GRADING AND DRAINAGE PLAN
FOR
10535 E SHAW BUTTE DRIVE
"AN R1-43 SUBDIVISION"

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



APPROVED
STIPULATION SET
RETAIN FOR RECORDS
11/17/20
DATE
KP
APPROVED BY



PROJECT DESCRIPTION

A 2 LOT MINOR SUBDIVISION WITHIN
THE R1-43 ZONING DISTRICT.

RESIDENTIAL SITE SUMMARY

EXISTING ZONING: R1-43
PROPOSED ZONING: R1-43
GROSS ACRES: 108,808-S.F., 2.50 ACRES
TOTAL NUMBER OF LOTS: 2
TYPICAL LOT SIZE: 165'X305'
DENSITY: 1.25 LOTS/ACRE
ASSESSOR'S PARCEL NO: 217-27-034A

RETENTION CALCULATIONS - 100YR, 2HR
RETENTION VOLUME REQUIRED = $AXCX(2.3/12)$

RETENTION VOLUME REQUIRED			
SUB-BASIN	AREA (SF)	RUNOFF COEFF.	VOLUME REQUIRED (CF)
LOT 1	47,779	0.61	5,586
LOT 2	45,693	0.61	5,342

RETENTION VOLUME PROVIDED			
BASIN	AVG. AREA (SF)	DEPTH/LENGTH (FT)	VOLUME PROVIDED (CF)
LOT 1			
BASIN A	2,244.4	0.5	1,122.2
BASIN B	8,980.4	0.5	4,490.2
5,612.4			
LOT 2			
BASIN A	2,421	0.5	1,210.5
BASIN B	9,123.0	0.5	4,561.5
5,772.0			

STORM WATER STORAGE REQUIREMENT FOR EACH LOT
UPON THE DEVELOPMENT OF EACH LOT WITHIN THIS SUBDIVISION
WITH A RESIDENTIAL STRUCTURE, THE LOT OWNER SHALL BE
RESPONSIBLE FOR CONSTRUCTING AN ON-LOT STORMWATER
STORAGE BASIN OR BASINS DESIGNED IN CONFORMANCE WITH CITY
OF SCOTTSDALE STANDARDS FOR THE DESIGN OF STORMWATER
STORAGE BASINS INCLUDING THE DEDICATION OF A PUBLIC
DRAINAGE EASEMENT COVERING THE LIMITS OF THE BASIN(S). THE
STORMWATER STORAGE BASIN(S) WILL BE REVIEWED AND APPROVED
FOR CONSTRUCTION BY THE CITY OF SCOTTSDALE AS PART OF A
GRADING AND DRAINAGE PLAN FOR THE PROPOSED RESIDENTIAL
STRUCTURE.

ADDITIONALLY, THE LOTS WITHIN THE SUBDIVISION ARE NOT
ELIGIBLE FOR A WAIVER OF THE STORMWATER STORAGE
REQUIREMENT.

ENGINEER

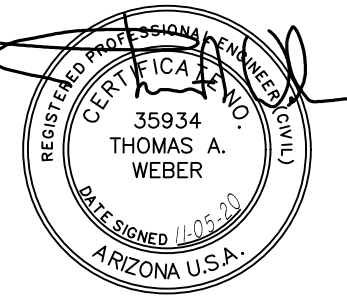
CLOUSE ENGINEERING INC.
5010 E. SHEA BLVD SUITE 110
SCOTTSDALE, AZ. 85254
CONTACT: TOM WEBER
E-MAIL: tweb@clouseaz.com
PHONE: (602) 395-9300
FAX: (602) 395-9310

DEVELOPER

BLUE ENTERPRISE, LLC
4455 E CAMELBACK ROAD, D-275
PHOENIX, AZ 85018
CONTACT: NICK BLUE
E-MAIL: nick@nickblue.com

C
E
I
Clouse Engineering, Inc.
ENGINEERS & SURVEYORS
5010 E. Shea Blvd Suite 110 Scottsdale, AZ 85254
Tel: 602-395-9300 Fax: 602-395-9310

PRELIMINARY GRADING AND DRAINAGE PLAN
10535 E. SHAW BUTTE DRIVE

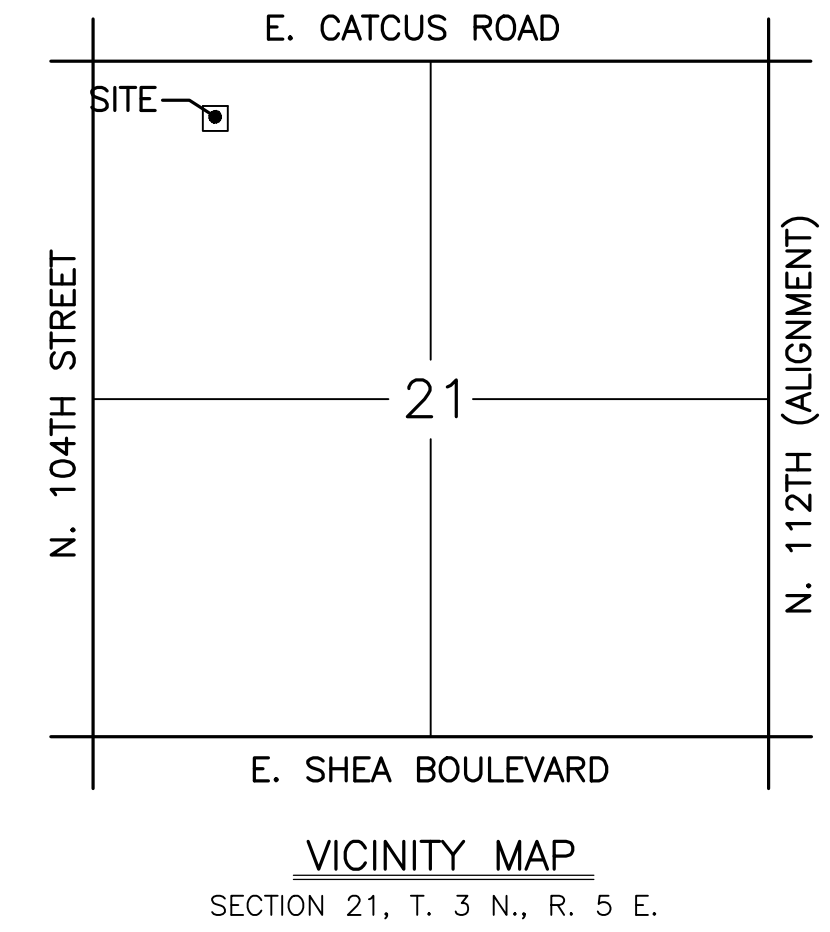
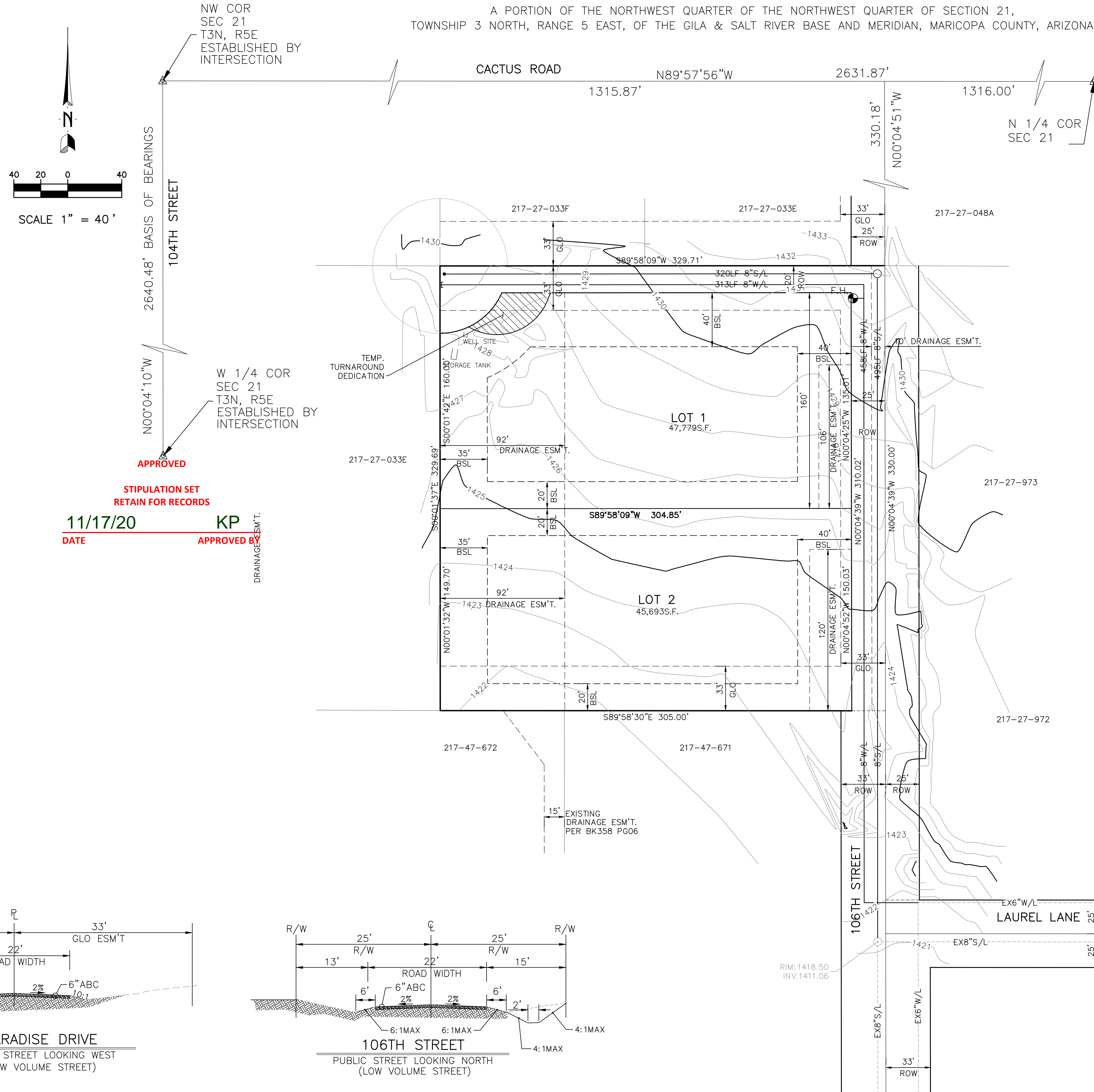


Revised
3-23-20
4-14-20
8-07-20
9-23-20
11-05-20

Date
10-15-19
As-Built
Job No.
-

PRELIMINARY PLAT
FOR

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



PROJECT DESCRIPTION

A 2 LOT MINOR SUBDIVISION WITHIN
THE R1-43 ZONING DISTRICT.

RESIDENTIAL SITE SUMMARY

EXISTING ZONING: R1-43
PROPOSED ZONING: R1-43
GROSS ACRES: 2.50 ACRES
TOTAL NUMBER OF LOTS: 2
TYPICAL LOT SIZE: 150'X305'
DENSITY: 1.25 LOTS/ACRE
ASSESSOR'S PARCEL NO: 217-27-034A

STORM WATER STORAGE REQUIREMENT FOR EACH LOT
UPON THE DEVELOPMENT OF EACH LOT WITHIN THIS SUBDIVISION
WITH A RESIDENTIAL STRUCTURE, THE LOT OWNER SHALL BE
RESPONSIBLE FOR CONSTRUCTING AN SCOTLOT STORAGE BASIN OF
STORAGE BASIN OR BASINS DESIGNED IN CONFORMANCE WITH CITY
OF SCOTTSDALE STANDARDS FOR THE DESIGN OF STORMWATER
STORAGE BASINS INCLUDING THE DEDICATION OF A PUBLIC
DRAINAGE EASEMENT COVERING THE LIMITS OF THE BASIN(S). THE
STORMWATER STORAGE BASIN(S) WILL BE REVIEWED AND APPROVED
FOR CONSTRUCTION BY THE CITY OF SCOTTSDALE. THE CITY OF
SCOTTSDALE WILL PROVIDE A GRADING AND DRAINAGE PLAN FOR THE PROPOSED RESIDENTIAL
STRUCTURE.

ADDITIONALLY, THE LOTS WITHIN THE SUBDIVISION ARE NOT ELIGIBLE FOR A WAIVER OF THE STORMWATER STORAGE REQUIREMENT.

ENGINEER

CLOUSE ENGINEERING INC.
5010 E. SHEA BLVD SUITE 110
SCOTTSDALE, AZ. 85254
CONTACT: JEFF GILES
E-MAIL: jgiles@clouseaz.com
PHONE: (602) 395-9300
FAX: (602) 395-9310

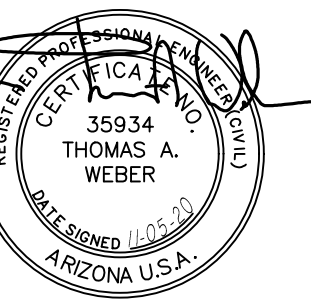
DEVELOPER

BLUE ENTERPRISE, LLC
4455 E CAMELBACK ROAD, D-275
PHOENIX, AZ 85018
CONTACT: NICK BLUE
E-MAIL: nick@nickblue.com

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PRELIMINARY SITE PLAN
10535 E. CACTUS ROAD

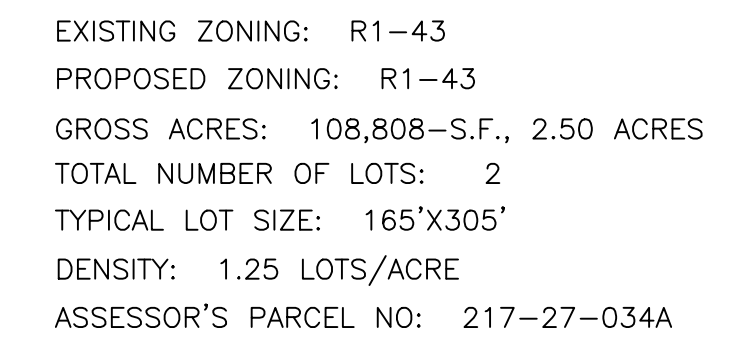
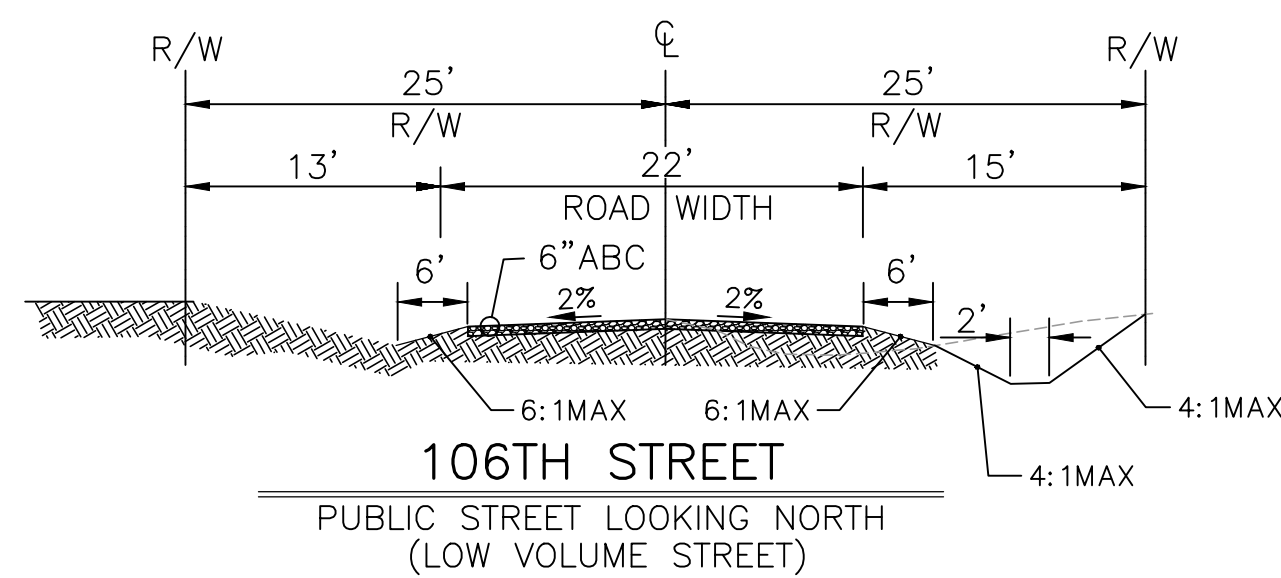
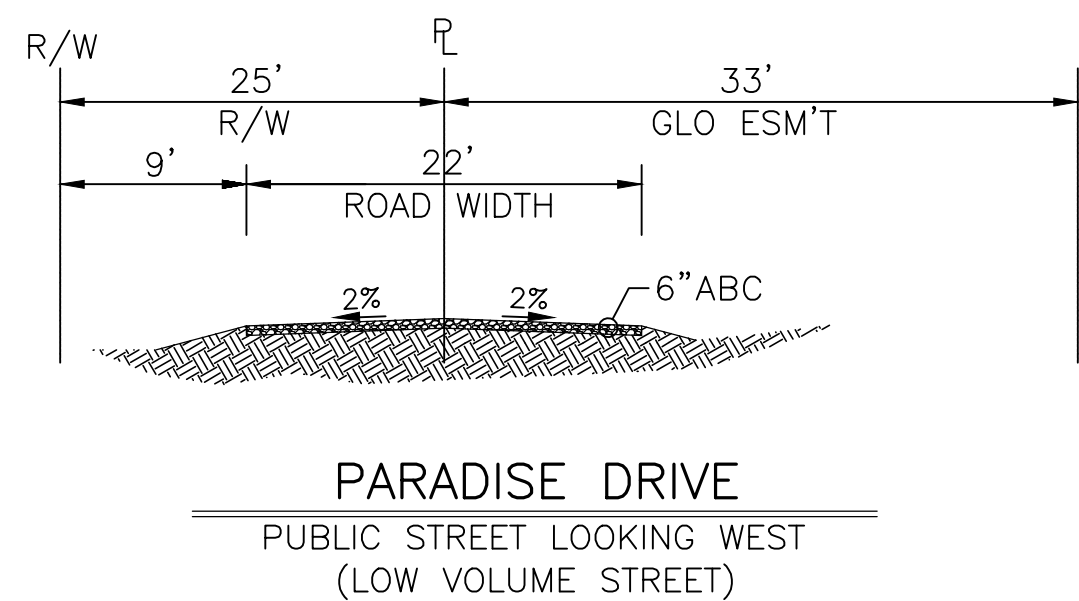
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Revised
11-05-20

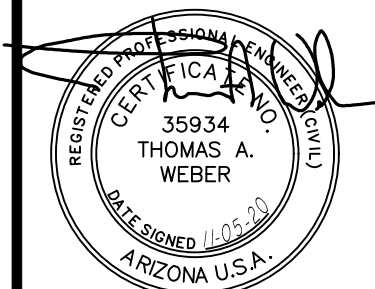
Date
3-5-20

Job No.

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



PRELIMINARY STREET PLAN
10535 E. SHAW BUTTE DRIVE



Revised

4-30-20

8-05-20

9-23-20

11-05-20

Date
3-23-20

As-Built

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Job No.

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1 OF 1

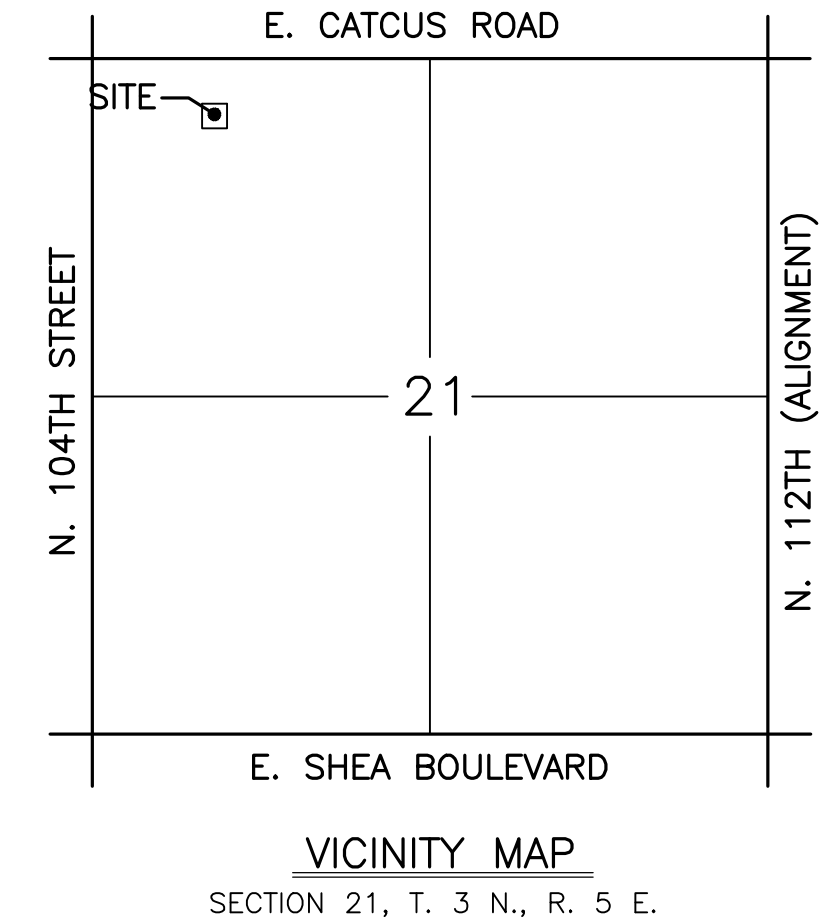
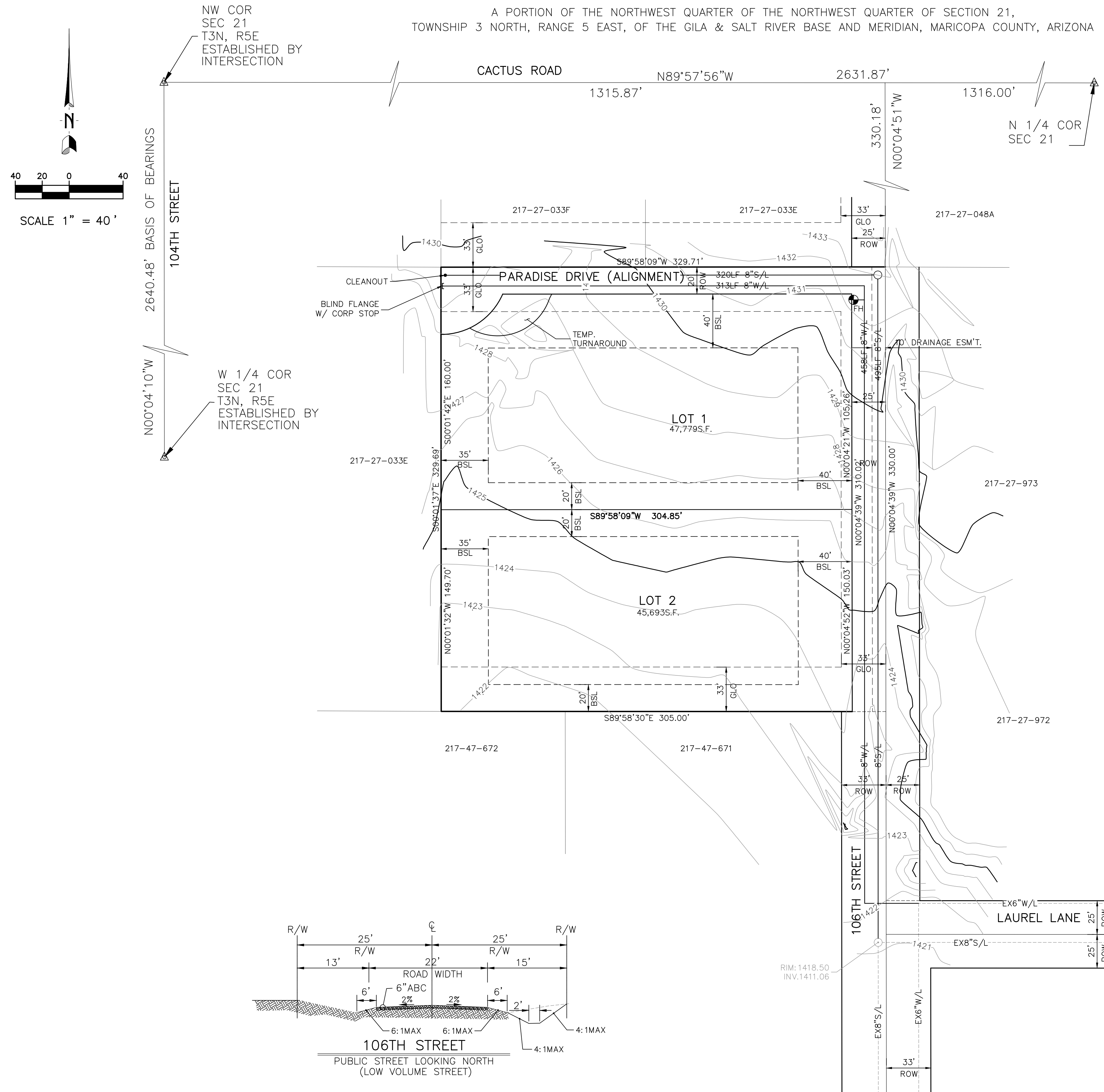
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SCOTTSDALE

664-PA-2019

PRELIMINARY WATER & SEWER LAYOUT
FOR
10535 E SHAW BUTTE DRIVE
"AN R1-43 SUBDIVISION"

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



PROJECT DESCRIPTION

A 2 LOT MINOR SUBDIVISION WITHIN
THE R1-43 ZONING DISTRICT.

RESIDENTIAL SITE SUMMARY

EXISTING ZONING: R1-43
PROPOSED ZONING: R1-43
GROSS ACRES: 2.50 ACRES
TOTAL NUMBER OF LOTS: 2
TYPICAL LOT SIZE: 165'X305'
DENSITY: 1.25 LOTS/ACRE
ASSESSOR'S PARCEL NO: 217-27-034A

ENGINEER

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DEVELOPER

BLUE ENTERPRISE, LLC
4455 E CAMELBACK ROAD, D-275'
PHOENIX, AZ 85018
CONTACT: NICK BLUE
E-MAIL: nick@nickblue.com

ALTA/NSPS LAND TITLE SURVEY

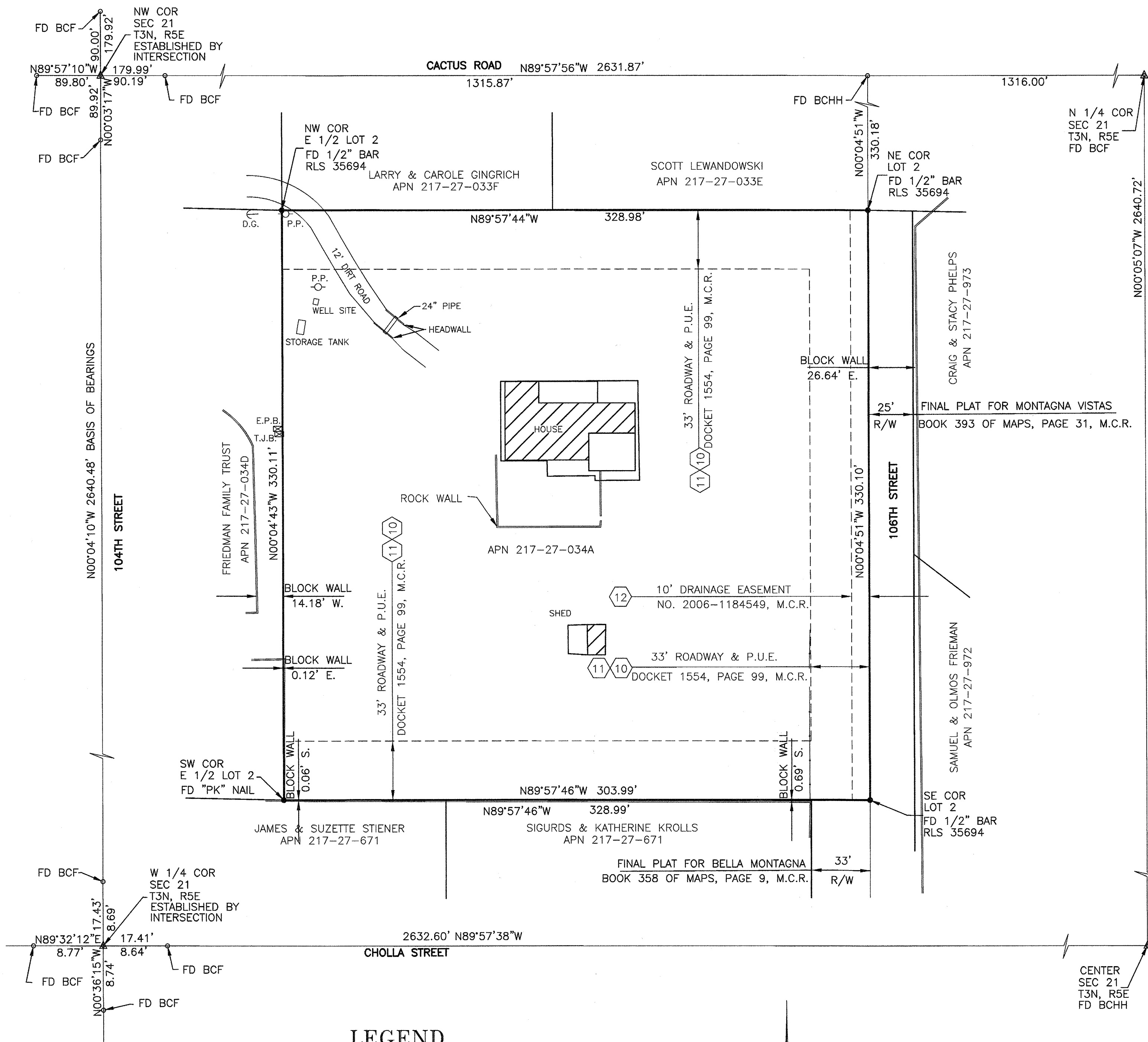
A PORTION OF THE NW 1/4 OF SECTION 21, T.3N., R.5E.
OF THE G. & S. R. B. & M., MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

THE EAST HALF OF LOT 2, SECTION 21, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, ALSO DESCRIBED AS THE EAST HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, ACCORDING TO DOCKET 8116, PAGE 961, RECORDED ON MARCH 26, 1964, AND RE-RECORDED ON MAY 20, 1997 AS DOCUMENT NO. 1997-0336424, RECORDS OF MARICOPA COUNTY RECORDER, ARIZONA;
EXCEPTING ALL COAL, OIL, GAS AND OTHER MINERAL DEPOSITS AS RESERVED TO THE UNITED STATES IN THE RECORDED PATENT TO SAID LAND; AND
EXCEPTING ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED TO THE UNITED STATES, PURSUANT TO THE PROVISIONS OF THE ACT OF AUGUST 1, 1946 (60 STAT. 755), IN THE RECORDED PATENT TO SAID LAND.

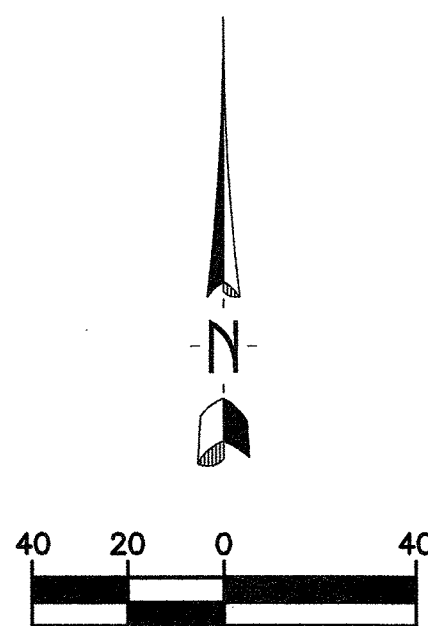
SCHEDULE "B" DOCUMENTS

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.
- (A) TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY WHICH MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR WHICH MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
- EASEMENTS, LIENS OR ENCUMBRANCES OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
- ANY ENCROACHMENTS, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
- (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS.
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- TAXES FOR THE YEAR 2019, A LIEN NOT YET DUE AND PAYABLE.
- ANY ACTION BY THE COUNTY ASSESSOR AND/OR TREASURER, ALTERING THE CURRENT OR PRIOR TAX ASSESSMENT, SUBSEQUENT TO THE DATE OF THE POLICY OF TITLE INSURANCE.
(AFFECTS PROPERTY, NOT PLOTTED)
- THE RIGHT TO ENTER UPON SAID LAND AND PROSPECT FOR AND REMOVE ALL COAL, OIL, GAS, MINERALS OR OTHER SUBSTANCES, AS RESERVED IN THE PATENT TO SAID LAND, RECORDED AS DOCKET 1554, PAGE 99 OF OFFICIAL RECORDS.
(PLOTTED)
- RIGHT-OF-WAY FOR ROADWAY AND PUBLIC UTILITY PURPOSES, NOT EXCEEDING 33 FEET IN WIDTH, TO BE LOCATED ACROSS SAID LAND OR AS NEAR AS PRACTICABLE TO THE EXTERIOR BOUNDARIES, AS SET FORTH IN THE PATENT RECORDED AS DOCKET 1554, PAGE 99.
(PLOTTED)
- EASEMENT(S) FOR DRAINAGE AND INCIDENTAL PURPOSES, RECORDED IN DOCUMENT NO. 2006-1184549 OF OFFICIAL RECORDS.
(PLOTTED)
- A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$697,500.00 AND ANY OTHER AMOUNTS OR OBLIGATIONS SECURED THEREBY, RECORDED APRIL 1, 2019 AS DOCUMENT NO. 2019-226084 OF OFFICIAL RECORDS.
DATED: MARCH 27, 2019 TRUSTOR: TURTLE INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY TRUSTEE: EMPIRE WEST TITLE AGENCY BENEFICIARY: KEVIN WALDEN, INC., PROFIT SHARING PLAN, KEVIN V. WALDEN, TRUSTEE
(AFFECTS PROPERTY, NOT PLOTTED)

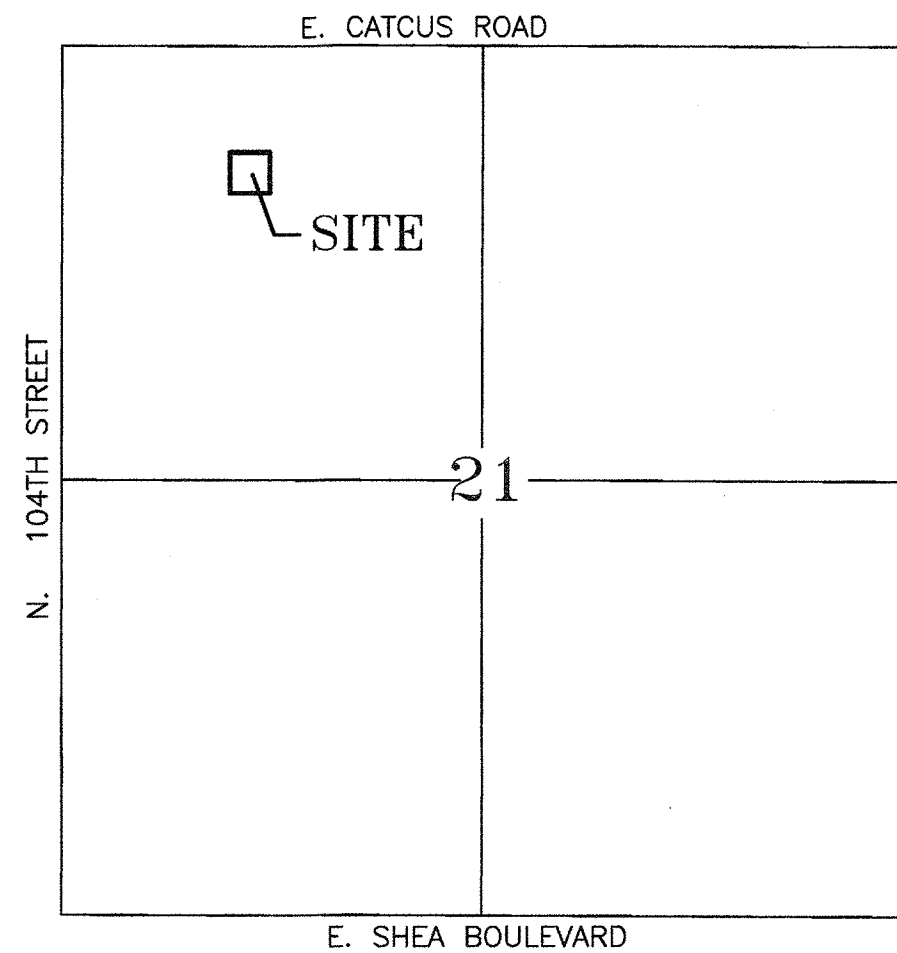


LEGEND

- # SCHEDULE "B" ITEM
- INDICATES A CORNER OF SURVEY. SET A 1/2" BAR. UNLESS NOTED OTHERWISE
- D.G. DOWN GUY
P.P. POWER POLE
APN ASSESSOR'S PARCEL NUMBER
M.C.R. MARICOPA COUNTY RECORDER
E.P.B. ELECTRIC PULLBOX
T.J.B. TELEPHONE JUNCTION BOX
BCHH BRASS CAP IN HAND HOLE
BCF BRASS CAP FLUSH



SCALE 1" = 40'



SEC 29, T 2 N, R 1 E
VICINITY MAP
N.T.S.

NOTES

- THIS SURVEY WAS PERFORMED BASED ON INFORMATION CONTAINED IN A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. 105321EW, DATED JULY 1, 2019
- THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 21 USING A BEARING OF N 00° 04' 10" W, PER THE FINAL PLAT OF BELLA MONTAGNA, AS RECORDED IN BOOK 358 OF MAPS, PAGE 6, M.C.R.
- TOTAL NET AREA OF THE PARCEL IS 108,600 SQ. FT. OR 2.4931 ACRES.
- PARCEL IS ZONED R1-43 (SINGLE FAMILY RESIDENTIAL DISTRICT) SETBACK, HEIGHT AND BULK RESTRICTIONS ARE NOT CLEARLY DEFINED AND MAY APPLY.
- ACCORDING TO FIRM FLOOD INSURANCE RATE MAP NO. 04013C1780L DATED OCTOBER 16, 2013, THE SUBJECT PROPERTY IS LOCATED IN ZONE X. ZONE X IS DESCRIBED AS: "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD."
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING, CURRENT OR RECENT CONSTRUCTION, NOR ANY EVIDENCE SITE HAS OR IS BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE ARE NO WETLANDS ON PROPERTY

CERTIFICATION

TO: BLUE ENTERPRISE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2016 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 9, 10, 11, 13, 16, 17, 18, 18 AND 19 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON DECEMBER 12, 2019.

ROBERT J. BLAKE

DATE OF MAP: JANUARY 1, 2020
REGISTERED SURVEYOR STATE OF ARIZONA
REGISTRATION NO. 36070



Date
01-01-20

As-Built

Job No.
190908

1 OF 1

ALTA.DWG

ALTA/NSPS LAND TITLE SURVEY

10535 E SHAW BUTTE DRIVE

Clouse Engineering, Inc.
ENGINEERS & SURVEYORS
5010 E. Shea Blvd Suite 110 Scottsdale, AZ 85254
Tel 602-395-8300 Fax 602-395-8310

ARIZONA

SCOTTSDALE